



MEMORANDUM
Harmony Township Land Use Board

TO: Harmony Township LUB Members
Gregory Gianforcaro, Esq.
Mike Finelli, Engineer

FROM: Kelley D. Smith, Land Use Board Secretary

DATE: January 2, 2023

RE: **CASE #23-1**
Kober Solar Farm, LLC
470 Montana Road
Block 18, Lot 7

Enclosed for your review are documents associated with the application referenced above for the preliminary/final site plan associated with a solar farm driveway access only.

If you have any questions, please contact my office.

A handwritten signature in blue ink, appearing to be "Kelley", is written below the text.



30 Independence Blvd, Suite 200
Warren, NJ 07059
908.668.8300

November 30, 2022
Via Federal Express

Ms. Kelley D. Smith
Land Use Secretary
Harmony Township
3003 Belvidere Road
Phillipsburg, NJ 08865

**RE: Proposed Ground Mounted Solar Field
Kober Solar Farm, LLC
470 Montana Road
Block 18, Lots 7
Harmony Township
Warren County, State of New Jersey
BENJ File No. J210750**

Dear Ms. Smith:

The applicant submitted a Preliminary and Final Site Plan application to the Franklin Township Land Use Board for development of a solar field on the former Kober's Auto Salvage site. These improvements are located entirely within the municipality of Franklin Township. As part of our initial review with that board, they requested that we also make application to Harmony Township since the driveway to access the new solar field will be through Lot 7 Block 18 of the township.

The applicant proposes no improvements within Harmony Township except for the simple utilization of the driveway. The solar field is an unmanned operation and has no on-site employees and takes no deliveries. Through the course of the year approximately 2-3 maintenance visits will be necessary for the solar field, otherwise there will be very little utilization of the driveway by the applicant.

Lastly, Lot 7 is located within the AR-300 district where solar production systems are a conditional use. Based on our review of 165-45.1.C we find that the applicant is fully compliant with all of the stipulated conditions. To the extent that Harmony chooses to take jurisdiction, we offer the following:

- One (1) check for \$2,500 made payable to "Township of Harmony" to cover the Application Fee
- One (1) check for \$4,850 made payable to "Township of Harmony" to cover the Escrow Fee
- Sixteen (16) copies of the Harmony Township Land Use Board Application
- One (1) copy of the signed Owner's Disclosure Statement
- Sixteen (16) signed and sealed sets of the *Boundary & Topographic Survey*, dated March 3, 2022, last revised July 5, 2022, prepared by Control Point Associates, Inc.
- Sixteen (16) signed and sealed full-size sets of the *Preliminary & Final Site Plans* dated June 29, 2022, last revised October 3, 2022, prepared by Bohler Engineering NJ, LLC.

Should you have any questions or comments concerning this or any other matter, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Robert L. Streker, P.E.



Joseph Mendez, P.E.

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Enclosures

cc: Michael S. Finelli, Finelli Consulting Engineering (PDF application only)
Mark Bellin, MB Law (PDF application only)
Steve Gouin, Giordano, Halleran & Ciesla (PDF application only)

Affidavit of Ownership

The undersigned, The Estate of William G. Kober, deceased, is the owner of Block 18 lot 7 in Harmony Township, New Jersey, and consent to the making of this application for preliminary and final site plan approval for site access to a photovoltaic grid supply solar facility on block 9 lots 11 and 11.01 in Franklin Township.

Sarah E. Williams

Sarah E. Williams, Executrix of The Estate of
William G. Kober, deceased.

11/22/22

Date

840 Beach Drive, NE
St. Petersburg, Florida 33701
727-898-6525

Sworn and subscribed before me on
this *22* day of *November* 2022.

Joanne M. Curran

Notary Public:

